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UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

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In re: : **Chapter 11**  
:  
**RANDALL'S ISLAND FAMILY GOLF** : Case Nos. 00-41065 (SMB)  
**CENTERS, INC., et al.** : through 00-41196 (SMB)  
:  
Debtors. : Jointly Administered  
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**ARREARS STATEMENT OF THE  
METROPOLITAN TRANSPORTATION AUTHORITY**

The Metropolitan Transportation Authority (the "MTA") through its attorneys,  
Robinson Silverman Pearce Aronsohn & Berman, LLP submits this Arrears Statement in accordance  
with the Order of this Court dated January 23, 2001 approving bidding procedures and related relief.

1. The MTA, on behalf of the New York City Transit Authority, is a party to that  
certain License Agreement dated May, 1997 between the MTA, as licensor and Bronx Family Golf  
Centers, Inc. (the "Debtor") as licensee (the "License Agreement"), pursuant to which the Debtor  
operates, maintains and manages a recreational facility for golf, including a golf driving range, miniature  
golf course and batting cages and other amenities located at 1825 East Gunhill Road, Bronx, NY  
10469.

## **THE ARREARS**

2. The License Agreement provides for a monthly license fee to be paid based upon the yearly license fee owed. The yearly license fee for calendar year 2000 was \$525,000.00. The yearly license fee for calendar year 2001 is \$551,250.00. Monthly payments due under the License Agreement amounted to \$43,750.00 per month in 2000, and \$45,937.50 in 2001.

3. The Debtor is currently \$53,921.36 in arrears to the MTA. In addition to the unpaid monthly license fee of \$45,937.50 due January 1, 2001, there existed a balance of \$10,483.86 that remained unpaid at the end of calendar year 2000. A copy of the MTA's Tenant Ledger is attached as Exhibit A.

4. As of the date of the sale auction scheduled for February 7, 2001, the amount in arrears owed to the MTA by the Debtor is expected to increase to \$99,858.86. This amount represents the current, as of January 29, 2001, arrearage of \$53,921.36 plus the monthly license fee due on February 1, 2001 of \$45,937.50. Thus, unless the Debtor pays some or all of its arrearage by February 7, 2001, the amount owed to the MTA at the time of the auction shall be \$99,858.86.

Dated: January 29, 2001  
New York, New York

ROBINSON SILVERMAN PEARCE  
ARONSOHN & BERMAN LLP  
Attorneys for the Metropolitan Transportation Authority

By: /s/ Zachary B. Kass  
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**EXHIBIT A****Tenant Ledger  
Bronx Family Golf Centers Inc. (t0000084)  
GUN HILL RD**

<b>Date</b>	<b>Description</b>	<b>Charges</b>	<b>Payments</b>	<b>Balance</b>
	Balance Forward			0.00
01/01/00	License Fee	2,083.33		2,083.33
02/01/00	License Fee	2,083.33		4,166.66
03/01/00	License Fee (03/2000)	43,750.00		47,916.66
03/08/00			41,666.67	6,249.99
04/01/00	License Fee (04/2000)	43,750.00		49,999.99
04/06/00			41,666.67	8,333.32
04/19/00			2,083.33	6,249.99
05/01/00	License Fee (05/2000)	43,750.00		49,999.99
06/01/00	License Fee (06/2000)	43,750.00		93,749.99
06/12/00			83,266.13	10,483.86
07/01/00	License Fee (07/2000)	43,750.00		54,233.86
07/18/00	chk# 85794 CHASE-3-33		43,750.00	10,483.86
07/31/00	chk# 86986 CHASE-4-7		43,750.00	-33,266.14
08/01/00	License Fee (08/2000)	43,750.00		10,483.86
09/01/00	License Fee (09/2000)	43,750.00		54,233.86
09/18/00	chk# 88384 CHASE-2-4		43,750.00	10,483.86
10/01/00	License Fee (10/2000)	43,750.00		54,233.86
10/10/00	chk# 89606 CHASE-2-10		43,750.00	10,483.86
11/01/00	License Fee (11/2000)	43,750.00		54,233.86
11/02/00	chk# 924 CHASE-4-9	43,750.00		10,483.86
11/14/00	License Fee abatement for 76 dedicated pkg spac		-4,930.56	5,553.30
12/01/00	License Fee (12/2000)	43,750.00		49,303.30
12/12/00	chk# 92316 CHASE-2-21		38,819.44	10,483.86
01/01/01	License Fee (01/2001)	45,937.50		56,421.36
01/24/01	License Fee abatement 7/17/00-8/21/00		-2,500.00	53,921.36
02/01/01	License Fee (02/2001)	45,937.50		99,858.86